

MINUTES OF THE
EAST COVENTRY TOWNSHIP BOARD OF SUPERVISORS
WORKSHOP MEETING HELD ON APRIL 5, 2004
(Approved April 26, 2004)

The Board of Supervisors held their Workshop Meeting on Monday, April 5, 2004. Present for the meeting were supervisors Robert F. Preston and W. Atlee Rinehart. Also, in attendance were John A. Koury, Jr., Township Solicitor and Brady Flaharty of ARRO Consulting, Inc. Mr. Preston called an executive session at 7:00 p.m. The monthly meeting reconvened at 7:30 p.m. Mr. Preston stated himself and the Township Solicitor was in the executive session to discuss Orchard Ridge negotiations and the Heyser Park property sale. No action by the Board will be taken this evening.

Mr. Preston stated an executive session was held at the Parkerford Properties Zoning Hearing on March 31, 2004. Mr. Rinehart and Mr. Preston voted to have the Code Enforcement Officer to appear representing the Township regarding sprinklers and the Zoning Hearing Board has reached the conclusion that if the BOCA Code states that if the structure is under 12,000 square feet it does not require sprinkling.

1. MINUTES

Minutes of the March 8, 2004 Special Meeting

Mr. Rinehart moved to accept the minutes of the March 8, 2004 special meeting as presented. Mr. Preston seconded the motion. The motion carried.

Minutes of March 15, 2004 Workshop Meeting

Mr. Rinehart moved to accept the minutes of the March 15, 2004 workshop meeting as amended. Mr. Preston seconded the motion. The motion carried. Amendments being under subheading, Carl Subdivision, add a sentence, "It was noted natural grade flows away from Ellis Woods Road"; under subheading, Heyser Tract, add a sentence, "Mr. Preston requested letters of commitment be provided to the Township to determine the feasibility and capability of the F.C."; under subheading, Uniform Construction Code, in the first paragraph replace "solve" with "prepare the ordinance for"; under subheading, Additional Items Brought Before the Board, to the end of the first sentence add "prepared by ARRO Consulting, Inc. for the subdivision improvements and the sewer construction"

2. PUBLIC COMMENTS

No public comments.

3. SUBDIVISION AND LAND DEVELOPMENTS

Project: Bethel Church Road Subdivision

Applicant: William Sperry

Mr. Rinehart moved to approve Resolution No. 2004-10 granting preliminary plan approval for the Bethel Church Road Subdivision. Mr. Preston seconded the motion. The motion carried.

Project: Calvary Baptist Church/Buler Applicant: Calvary Baptist Church

Mr. Rinehart moved to approve Resolution No. 2004-11 granting preliminary plan approval for the Calvary Baptist Church Subdivision. Mr. Preston seconded the motion. The motion carried. In Item No. 10, Mr. Preston requested 1' be spelled.

Project: Blossom Meadows II Applicant: All County Partnership

Mr. Rinehart moved to grant waiver from Section 105.10 of the Driveway Ordinance to allow the driveways for Lots 5, 6, 23 and 24 to be constructed without either a drainage swale or pipe. Mr. Preston seconded the motion. The motion carried.

Project: Meadowbrooke Hunt Applicant: Fulmer Road LP

Mr. Rinehart moved to authorize the Township Engineer to perform an inspection for Escrow Release No. 3 for Meadowbrooke Hunt. Mr. Preston seconded the motion. The motion carried.

Project: Coventry Meadows, Woodcrest, Creekview, Heather Glen Applicant: Heritage

Discussion regarding technical specifications compliance concerning Coventry Meadows, Woodcrest, Creekview and Heather Glen was tabled due to the technical nature of the subject.

Project: Coventry Business Park Applicant: Marvin Colona

Mr. William Conner of Conner and Smith Engineering, Inc. and Mr. Marvin Colona were present. There was discussion regarding the Coventry Business Park Intersection Improvements Plan prepared by Conner and Smith Engineering, Inc. dated March 26, 2004. Mr. Preston moved to approve the concept of the Fricks Locks Road Realignment as presented and request the Township Manager send a letter to the Planning Commission stating these facts and requested the Planning Commission review and comment on the plan. Mr. Rinehart seconded the motion. The motion carried.

4. OTHER BUSINESS

Dump Truck

Mr. Rinehart moved to approve the dump truck purchase and evaluate loan information. Mr. Preston seconded the motion. The motion carried.

5. DISCUSSION ITEMS

Pottstown Metropolitan Regional Comprehensive Plan

Discussion of the Pottstown Metropolitan Regional Comprehensive Plan was tabled to the April 26, 2004 workshop meeting.

Sewer Use Ordinance

Discussion of the sewer use ordinance will require consultation with the Township Solicitor.

Northern Federation Ordinance

Mr. Rinehart moved to approve Resolution No. 2004-09 requesting Owen J. Robert District further examine and allow public discussion of alternate building plans. Mr. Preston seconded the motion. The motion carried.

6. ADDITIONAL ITEMS BROUGHT TO THE BOARD

Mr. Rinehart requested the property addresses for weed letters appear in the reference line.

Mr. Rinehart asked if a response has been received from Curtis Lammey regarding where monies are being spent. The Township Manager noted he is awaiting response.

Mr. Rinehart asked about the status of the PECO-Fricks Locks Lease and the Township Manager noted he is awaiting response.

Mr. Preston asked the Township Manager to work with Parks and Recreation on a dual ADA approved trail for walking and horses. Mr. Preston asked the Township Manager to write a thank you letter to the Parkerford Women's Club for the recent Easter Egg Hunt. Mr. Preston thanks Mr. Rinehart for representing the Supervisors at the Egg Hunt.

Mr. Preston asked the Township Manager if he received a response regarding the \$6,000 per acre concerning the Maack property. The Township Manager to response was received.

Mr. Preston stated Heyser Tract is to be bush hogged.

Mr. Preston asked if West End supplies non-emergency transport services. The Township Manager noted West End does not supply non-emergency transport services and such needs can be referred to Goodwill. Mr. Preston noted concerns of the residents in the West End District needing to belong to two ambulance services if non-emergency transport services are needed.

Mr. Preston requested the speaker system be set up.

The Township Manager noted he received requests for flyovers for the sewer extensions and Mr. Preston stated due to time constraints the tasks will need to be performed manually.

Mr. Rinehart moved to sign Amendment No. 3 of the sewer design project and the work should not commence without shop drawings and a contract along with the \$9,100 be received in advance. Mr. Preston seconded the motion. The motion carried

7. ADJOURNMENT

The monthly meeting adjourned at 8:30 p.m.

Respectfully submitted,

Robert F. Preston,
Township Treasurer/Secretary